GREENVILLE CO.S.C. 4.00 1 3 milh 1.15



BOOK 1381 PASE 950

State of South Carolina

COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

William J. McCurley and Elaine T. McCurley .(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS: WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (bereinafter referred to as Mortgagee) in the full and just style of _______ -- Thirty-four Thousand, Seven Hundred and No/100--- 34,700.00 Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of Two Hundred Seventy-Nine and 22/100----- 279.22) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 30 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

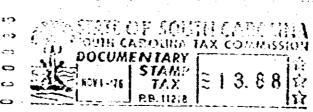
WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN. That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagoe to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece, parcel, or lot of land, with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 41 of a subdivision known as Edwards Forest Subdivision, Section Five, as shown on plat thereof prepared by C. O. Riddle, Surveyor, dated June 6, 1973 and recorded in the RMC Office for Greenville County in Plat Book 4X, Page 50, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Shelly Lane at the joint front corner of Lots 40 and 41 and running thence with the joint line of said Lots N. 58-28-10 W. 200.7 feet to an iron pin at the joint rear corner of Lots 40 and 41 in the line of property of Pearl B. Bridwell; thence with the line of said property N. 79-04 E. 273.4 feet to an iron pin at the corner of Lot 42; running thence with the line of said Lot S. 7-52 W. 10 feet to an iron pin on the turnaround of Shelly Lane; thence with the curvature of said turnaround the chords of which are S. 46-42 W. 80.9 feet; S. 5-53 W. 36.2 feet and S. 31-00 W. 43.3 feet to a point on the northwestern side of Shelly Lane; thence continuing with the northwestern side of Shelly Lane S. 31-27 W. 21.7 feet to the point of BEGINNING. This being the same property conveyed to the mortgagors by deed of James H. Nabbefeld and Marilyn Nabbefeld of even date and to be recorded herewith.



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